

Town of Nolensville
Planning Commission Meeting
Regular Meeting
July 14, 2005
7:00 P.M.
At Nolensville Elementary School

Members in attendance were as follows: Jimmy Alexander, Larry Gardner, Kristie McArthur, Frank Wilson, Charles Knapper, Willis Wells, James Clark, and Bob Haines. Absent were Rick Fisher and Bill Terry.

Staff present was Henry Laird, Richard Woodroof, Bob Notestine, and Tonia Smith

Agenda Item I- Meeting called to order by Chairman Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of Minutes

Frank Wilson stated he would like to see on page 3, under Lot 279 of Ballenger Farms Revised Final Plat, at the end on the paragraph to state there was no action required by the Planning Commission.

Charles Knapper made a motion to approve the minutes with Mr. Wilson addition to page 3. Bob Haines seconded the motion, passed unanimously.

Agenda Item IV- Citizen Comments

Jack Inman-2552 York Road- stated he felt that the front lots and beside his property on Yorkshire Park should be at least an acre and a half. He also had some concerns of the traffic that Yorkshire Park would bring.

Mike Delvis –Stantac- stated he was there to continue their dialog and would like to just present this tonight to the board.

Charles Knapper stated he would like to read the recommendations/suggestion for the Open Space:

Here are some suggestions that could be considered for improving on the provision of open space in new developments. In evaluating future development proposals, I believe that we can stress the importance of providing usable open space for recreational purposes or for visual, aesthetic or environmental amenities as set forth in the standards and criteria for PUDs (see last page). Developments should not rely mostly upon the adjacent floodplain area to meet the minimum requirements. See the General Requirements, A. section shown on second page of this report for SR district as well as Open Space Design Requirements, B. We could use the open space criteria set forth under SR for any open space provisions in PUDs or all developments with an amendment to the ordinance.

Ted Behar-9868 Sam Donald Road- stated he would like to thank the board for the quick response on the open space report.

Charles Knapper announced the Town of Nolensville has a new police chief, Paul Rigsby.

Agenda Item V- New Business

a.) Brittain Plaza

Richard Woodroof stated this is the property located North on Nolensville Road just past the Two Way Market. They have asked to be deferred until next month.

Major Thoroughfare Plan

Frank Wilson stated that on page 10 under Britain Lane/Maxwell Lane it is recommended that these two be connected. They are already connected.

Charles Knapper stated if you had any recommendations or changes to this, e-mail Henry Laird so they could be change at the Board of Mayor and Alderman Meeting.

Charles Knapper made a motion to recommend the Major Thoroughfare Plan to the Board of Mayor and Alderman for approval. Jimmy Alexander seconded the motion, passed unanimously.

b.) Ballenger Farms Preliminary Plat, Phase 3

Richard Woodroof stated staff had review the plat and found two minor issues that needed to be addressed. The first was the zoning of adjacent properties are shown as rural residential and should be suburban. The other issue is call on a line segment in the front of lots 30 and 31 was omitted. The engineer has been advised of these issues and will be bring a revised plat to me.

Charles Knapper stated that the Board of Mayor and Aldermen where discussing about adding a Public Service Fee to the Building Permits to be used to help maintain the roads when needed.

Staff recommends for approval.

James Clark made a motion for approval as corrected. Frank Wilson seconded the motion, passed unanimously.

c.) Lot #3 Haley Industrial Plat, Phase 3

Richard Woodroof stated there were some minor issues with the Commercial Corridor Overlay and the drainage calculations have been address.

Charles Knapper asked if the sign met the regulations.

Richard Woodroof answered, "Yes."

Larry Gardner made a motion for approval. Bob Haines seconded the motion. Motion was approved as amended.

Larry Gardner stated he had some concerns about having two entrances on Haley Industrial Dr and one on Nolensville Road.

Kevin Estes stated it was best for the fuel trucks to enter in or out of Nolensville Road were they would not have to back in or try to circle to building.

Richard Woodroof asked if lot four could connect with an access driveway to be shared.

Kevin Estes stated he would speak to the owner of lot 4.

Larry Gardner made a motion to amend his original motion for approval. The amendment would be to for approval of Lot #3 to have the access to Nolensville be closed with the exception of a shared access between lots 3 and 4 to be added. Jimmy Alexander seconded to motion, passed unanimously.

d.) Bent Creek Phase 2 Final PUD

Richard Woodroof stated they have addressed all the comments of the final PUD. This time the Planning Commission should look over the conditions that were implemented in phase 1 and add to or delete some of the conditions as desired.

Charles Knapper read over the conditions. There are some of the conditions that need to be reworded and deleted. These are the following conditions:

1. The sewer lines will be located in the streets thus minimizing the destruction of trees due to sewer construction. Some sanitary sewer might be located in the rear of lots when topography requires that in order to service the homes.
2. Nine acres of the original commercial area will be changed to townhouses. (49 units) In the areas of the proposed town homes, parking will be in the rear of the units. Sidewalks will be constructed from the parking areas to the front of the units. The exterior of the townhouses can be mixed stone, brick and hardy plank siding; however, the majority of the exterior of the townhouses will be brick. No stucco may be used. Minimal vinyl siding may be used. Conceptual architectural drawings, when completed, will be submitted to the Nolensville Planning Commission.
3. Duplexes will not be constructed in this development.
4. An 8-foot asphalt path will be installed on one side of the collector road rather than sidewalks.
5. A median will be provided in the ingress/egress road in Phase Six to promote emergency vehicle access.
6. The start of the commercial development is subject to needs/demands for the commercial development. The initial phase of the commercial phase of the PUD is 20,000 square feet. The construction of commercial space would require approval by the Town of Nolensville as well as a zoning change. Fifteen (15) acres has been agreed to for inclusion in the Bent Creek PUD.
7. The minimum size of the proposed pocket parks will be ½ acre. There will be a review of the size of the pocket parks with the Nolensville Planning Commission as each phase entered the preliminary or construction plat stage since there could be beneficial pocket parks that are smaller than ½ acre.
8. The collector would need a minimum 200 feet buffer and right-of-way width. The Nolensville Planning Commission has the authority to reduce the minimum width in isolated areas where ample justification is provided by the developer. The 200-foot width applies to the area with existing tree masses where the collector is located.
9. Trails through the floodplain area/greenway area will be 10 feet wide. Other trails will be 8 feet wide.
10. Lots abutting Clovercroft Road will be 75 feet wide. A 40-foot buffer will be provided along Clovercroft Road only adjacent to the "southerly" cul-de-sac which will have

conventional lots fronting the new road. The buffer is intended to save existing trees along Clovercroft Road.

11. The use of business work-live units is encouraged in the Old Town area.
12. For the garage facing the street:
 - a.) Minimum 3 foot setback from the front façade of the house or 3 feet from the front plan of the porch.
 - b.) Maximum drive width within the right-of-way is 18 feet
 - c.) Shrubs will be installed 15 feet from garage to the street
 - d.) Minimum 30 feet setback to garage face from right-of-way.
13. Minimum driveway width will be 10 feet.
14. The Nolensville Planning Commission may review all of the conditions and adjust conditions as necessary.
15. Compensatory cut/fill for the commercial area will be in compliance with federal, state and local laws and with the Nolensville Zoning Ordinance.
16. Since a PUD is flexible, the Nolensville Planning Commission can review the PUD at each phase of the PUD.
17. Trail system must be part of, and within, the Bent Creek PUD and constructed to the Bent Creek property line and then continue construction off-site to King Street.
18. Construction of new road between Clovercroft Road and Nolensville Road must be completed within 18 months of commencement of on-site construction in Phase I.

Charles Knapper made a motion to approve Bent Creek Phase 2 Final PUD with the conditions as amended list above. Larry Gardner seconded the motion. Passed with Jimmy Alexander, Larry Gardner, Kristie McArthur, Frank Wilson, Charles Knapper, Willis Wells, and Bob Haines voting yes. James Clark voted against the approval.

- e.) Yorkshire Park

Larry Gardner recused himself.

Jack Ludington (Stantec) stated the following comments on Yorkshire Park:

- 170 Acres
- 11
- 12' sewer line
- 8' water line
- Stormwater Management in the back on property
- 60 acres of Open Space
- Mile and a half walking trail
- Pool & Cabana
- 24 feet road Width
- Off Street Parking (about 60)
- 24 Front Yard setback
- 30 Front Yard setback from garage
- ER with a PUD Overlay
- They have started a traffic study

Frank Wilson stated he would like to see a copy for the covenants.

James Clark stated he felt the location of the pool and play ground area would be a safety issue for the children having it so close to the main entrance.

Bob Haines stated he had concerns with the parking at the play ground area and the entrance at Buckingham Drive.

f.) Road Widths

Charles Knapper stated Larry Gardner would like to discuss the road widths and I have asked to staff to help out with this. This is Don Swartz concerns:

The Town of Nolensville subdivision regulations require that local residential streets be built with a pavement width of 22 feet with an integral curb and gutter section that is 2 feet in width (RW-3).

A concern voiced with this roadway width is the difficulty of providing parking on one or both side of the roadway while providing a lane available for traffic. The AASHTO design book recommends a minimum roadway width of 26 feet so as to provide two 7 foot parking lanes and one 12 foot travel lane.

The Institute of Transportation Engineers (ITE) has produced a document titled Residential Street Design and Traffic Control that provides information on the traffic impacts resulting from roadway design such as roadway width. Studies have shown that by providing wide roadways in residential areas, motorists are encourage to increase vehicular speeds beyond those desired. Depending on terrain and density of development, typical roadway widths for residential local streets vary from 22 feet to 36 feet.

If the Town of Nolensville subdivisions regulations were changed to provide 24 feet of pavement width with two curb and gutter sections that are 2 ½ feet in width, the effective roadway width would be 26 feet, assuming that motorists will park their cars with the curb-side tires in the gutter section. Since the curb and gutter section used by the Nolensville subdivision regulations are integral mountable curb and gutter, this is a safe assumption. These changes will also correct an existing discrepancy between the roadway cross section (RX-3) that shows a two foot curb and gutter width and the curb and gutter cross section (RW-11) that shows a width of 2 ½.

This change should provide the desired parking and travel lanes without encouraging excessive vehicular speeds.

Larry Gardner stated he would like to see the minimum of 24 feet.

Bob Notestine stated the best way to change this in the subdivision regulation is to have something written up and brought to the next meeting to vote on.

Larry Gardner stated he would also like to see the street trees back into the yard.

Charles Knapper requested for Richard Woodroof to draw up the drawing with the different cross sections and the pavement width 24 feet and 2 ½ of curb and gutter.

Charles Knapper stated Larry Gardner had on his recommendation minimum 30 ft. front yard setback from right-of-way or 40 foot from back curb.

Richard Woodroof stated that in a PUD there was no bulk regulation.

Larry Gardner asked, "Could we add something in our regulations about the tangents point of the curb line at street intersection?"

Richard Woodroof asked, "Are you talking about intersection or at the curb?"

Larry Gardner stated at an intersection.

Richard Woodroof stated he would try to find some information. I feel this is standard subdivision.

Larry Gardner stated he would like to see a minimum turn-around on driveways to be 28 feet.

Richard Woodroof stated he would find some drawing on the turn-around.

Larry Gardner stated he would like to revisit the width for a cul-de-sac radius.

g.) Turn Around

The turn around were discussed above and Richard Woodroof will be doing some reach on them.

h.) Open Space Report

Charles Knapper stated Henry Laird has typed up a report of the Open Space (attached). If there are any concerns please advise Henry Laird. We will be having a working shop on Tuesday, July 26th @ 7:00 to discuss more on PUD and we may discuss more on the open space if you all would like.

Agenda Item VII - Old Business

a.) Monthly Bond Report

Richard Woodroof stated we have set up a new format with the total of the Performance/Maintenance Bonds and the Builder Bonds. The total for the Performance/Maintenance Bonds is \$1,106,769.40 and the Builder Bonds is \$270,000.00. On the 20th of this month we have two maintenance bonds due which are McFarlin Woods Section 1 and 2. I have sent a letter to Mr. Donald Cowan to be renewed by the 18th or we will call the bonds.

Bob Haines made a motion to accept the bond reports. Kristi McArthur seconded the motion, passed unanimously.

b.) The Reserve at Bent Creek

Richard Woodroof stated this was deferred at last month meeting. They have revised their plan and are here tonight for approval.

Eric McNeely addressed the concerns the Planning Commission had last month as followed:

- 24 Foot pavement section
- The connection with Bent Creek Subdivision as shown on this plan
- Added a tear drop detail straight out for the Subdivision Regulation with some radio parking. We will keep a barn that is on the property.
- Pedestrian access to the Bent Creek Development
- 30 feet front setback

Larry Gardner asked where the turning lane is.

Eric McNeely responded that with 41 lots we feel at this time it is not warranted. The developer would like to preserve as much as a buffer as we can. If we were to put in the turning lane at this time we would wipe out a lot of the trees on Sam Donald Road. At the time that the future phase of Bent Creek, which will connect to the Reserve, is developed then the need for a turning lane will be reviewed.

Frank Wilson made a motion to approval. Willis Wells seconded the motion, passed unanimously.

Bob Notestine stated that Frank Wilson had mentioned early in the covenants under building material it mentioned dryvit. There is no dryvit in Bent Creek.

Eric McNeely stated that was a copy of an old covenant for Bent Creek and dryvit will NOT be used.

Agenda Item VIII- Other Business

James Clark stated he did not think there was anything in an ordinance about shooting the fireworks to close to the fireworks stands.

Charles Knapper stated it is not in an ordinance at this time. That is something the Board of Mayor and Aldermen would have to address. Henry Laird is in the process of pulling Brentwood, Franklin, Williamson, and Davidson County ordinance.

Frank Wilson stated he would like the Board of Mayor and Aldermen to discuss a time frame for the fireworks.

Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 8:55 P.M.

Larry Gardner
Secretary for the Planning Commission

Date